



SALE OR LEASE

**THE
MADDIE
DEVELOPMENT**

Building Size

6,935 SF

Sale Price

\$850,000

Lease Rate

\$6/SF-\$26/SF NNN

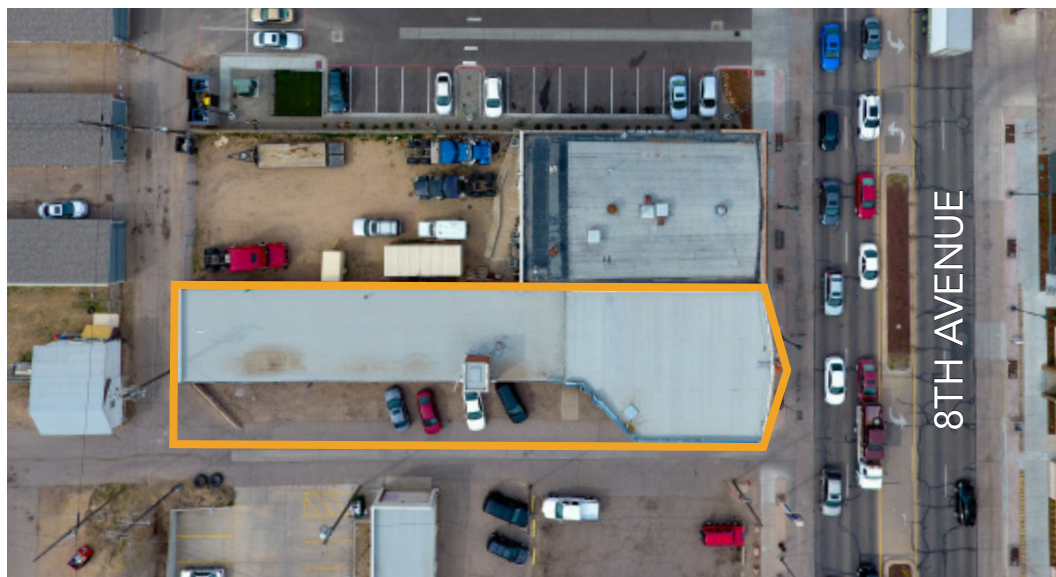
**1535 8TH AVENUE
GREELEY, CO 80631**

GREAT LOCATION IN FAST GROWING AND DEVELOPING DOWNTOWN

- High Demand Retail or Restaurant Location in Downtown Greeley
- Maddie Downtown Development is adding Approx. 1,000 New Apartment Units to the Area



PROPERTY PHOTOS



8TH AVENUE





GREELEY OVERVIEW

- Third fastest growing MSA in the nation
- Greeley/Fort Collins region projected to grow by over 100% over the next 30 years.
- Forbes magazine ranks Greeley MSA the 6th fastest "job growth" market in the nation
- Ranked #1 by Wallethub for "Jobs and the Economy" out of 515 cities nationally.



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REAL ESTATE



DAYTIME EMPLOYMENT

	1 Mile			3 Mile			5 Mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	14,040	1,090	13	36,258	3,404	11	48,176	4,567	11
Trade Transportation & Utilities	1,738	142	12	6,557	528	12	9,570	734	13
Information	425	28	15	722	57	13	881	74	12
Financial Activities	453	107	4	2,015	467	4	3,025	649	5
Professional & Business Services	607	128	5	2,180	323	7	2,956	486	6
Education & Health Services	8,367	436	19	14,542	1,229	12	18,527	1,591	12
Leisure & Hospitality	1,013	70	14	4,280	258	17	6,202	355	17
Other Services	671	111	6	2,522	400	6	3,440	524	7
Public Administration	766	68	11	3,440	142	24	3,575	154	23
Goods-Producing Industries	1,508	100	15	4,104	338	12	4,983	516	10
Natural Resources & Mining	17	8	2	59	12	5	83	21	4
Construction	496	53	9	2,280	234	10	2,873	370	8
Manufacturing	995	39	26	1,765	92	19	2,027	125	16
Total	15,548	1,190	13	40,362	3,742	11	53,159	5,083	10

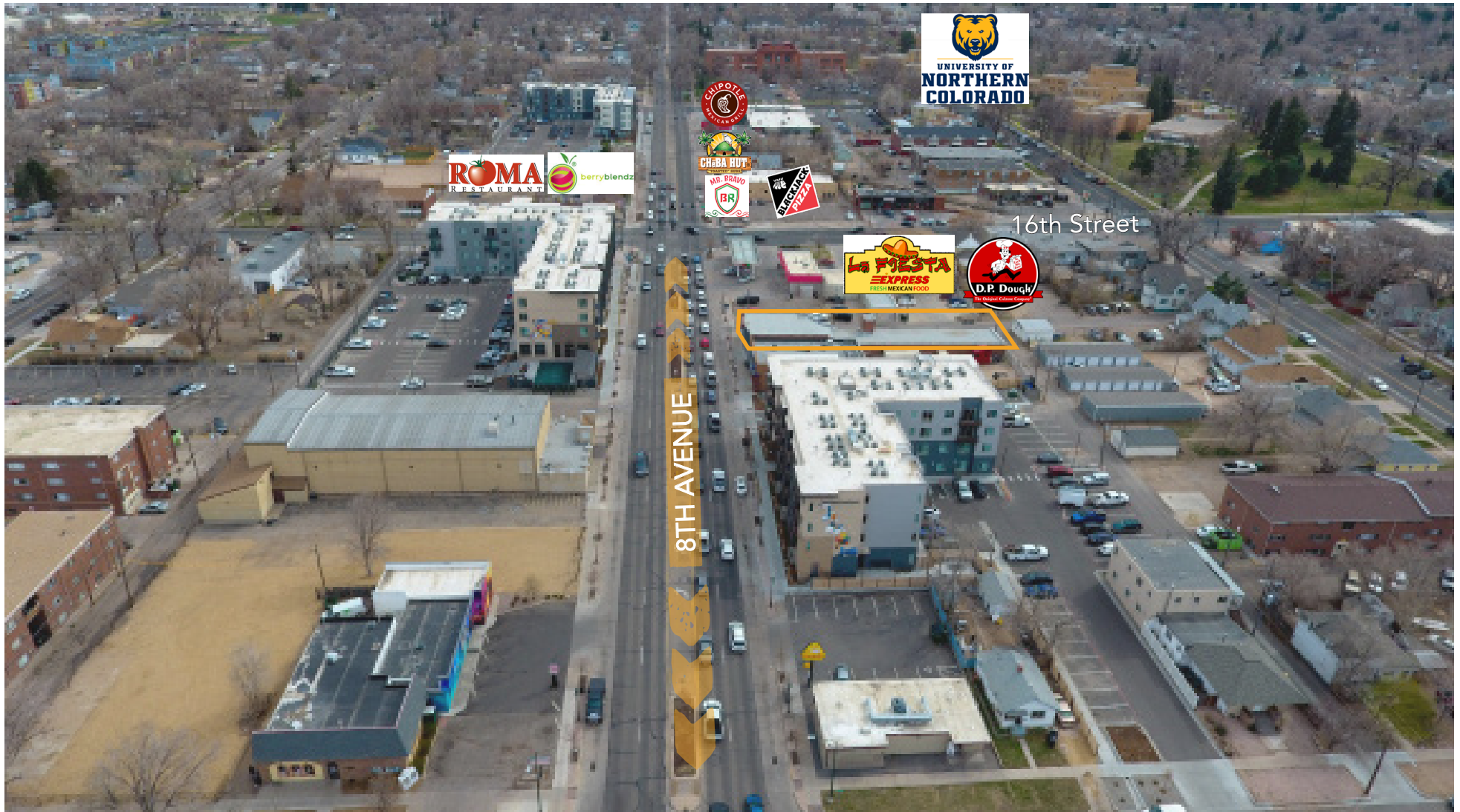
MAJOR EMPLOYERS



AERIAL MAP



LOCATION MAP



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